



**MEMORANDUM                      Transportation and Development – CC Memo No. 13-078**

**DATE:**            AUGUST 15, 2013

**TO:**              MAYOR AND COUNCIL

**THRU:**           RICH DLUGAS, CITY MANAGER *RD*  
MARSHA REED, ASSISTANT CITY MANAGER *MR*  
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJ*  
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:**           SUSAN FIALA, CITY PLANNER *SF*

**SUBJECT:**       DVR13-0015 HABITAT FOR HUMANITY  
Introduction and Tentative Adoption of Ordinance No. 4472

Request:           Rezoning from Multiple Family Residential District (MF-2) to  
Planned Area Development (PAD) with Preliminary Development  
Plan (PDP) approval for a single-family residence with a reduced  
front yard setback

Location:          489 South Delaware St., northeast corner of Delaware and  
Fairview streets

Applicant:        Tana Nichols, Habitat for Humanity

Project Info:      Lot size is approximately 3,554 square feet

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan and the South Arizona Avenue Corridor Area Plan (SECAP), Planning Commission and Planning Staff recommend approval, subject to conditions.

**BACKGROUND**

The applicant, Habitat for Humanity Central Arizona, is an affiliate of Habitat for Humanity International whose goal is to eliminate substandard housing. The organization plans to construct a single-family home on a vacant lot. Council previously approved several other Habitat for Humanity single-family homes in the surrounding residential area.

August 15, 2013

The subject site is located at 489 South Delaware Street, within the Dobson Addition Block B subdivision. The lot is located on the east side of Delaware Street, and is bordered to the east by a narrow strip of land owned by Bogle Farms, and further east is the Union Pacific Railroad. Existing single-family homes surround the subject site. Delaware Street has an atypical 80 foot wide right-of-way for a local residential street which normally has a 50 foot right-of-way.

The property is within the boundary of the South Arizona Avenue Corridor Area Plan and designated for Low Density Residential. This land use category encourages new single-family infill with a target density of 0.0 to 5.9 dwelling units per acre. The Area Plan recommends that areas designated for Low Density Residential south of Frye Road be rezoned where necessary to allow a single-family home as a permitted use in order to encourage the development of vacant single-family lots.

The request is for rezoning from Multiple Family Residential District (MF-2) to Planned Area Development (PAD) with Preliminary Development Plan (PDP) approval for a single-family residence with a reduced front yard setback. The PAD will allow the use of a single-family home on the lot and modify the MF-2 standards. The requested deviation is to reduce the required minimum front yard setback.

The MF-2 front yard setback is determined by the approved right-of-way of the abutting street. As mentioned earlier, Delaware Street has an 80 foot wide right-of-way; therefore, the required front yard is 30 feet. The side yards require 5 feet in width and 10 feet for the rear yard. The subject lot is about 70 feet in depth and 50 feet wide. The request to reduce the front yard from 30 feet to 10 feet provides adequate buildable area for the residence.

Planning Staff notes there is approximately 20 feet of unpaved right-of-way from the back of the sidewalk to the property line of this lot which contains landscape and driveways. The lots on the west side of Delaware Street are around 150 feet in depth and the lots on the east are around 70 feet in depth. The reduced front yard to 10 feet maintains a visual street front setback of nearly 30 feet, given the 20 feet of undeveloped right-of-way plus the 10 foot front yard setback. Planning Staff supports the reduced front yard setback.

Habitat requests approval prior to the lot being purchased by a qualified homeowner. At the time a homeowner is designated, the selection of a front elevation and a color scheme will be finalized. With that in mind, the Development Booklet illustrates a wide range of compatible color schemes and the two front elevation options. Photographs of existing homes of this style are provided to further illustrate what the home will look like when completed. The new home will have a stucco exterior with an asphalt shingle roof. The single-family residence is Model MM1583 of the Habitat series which is a two-story home with 1,583 livable square feet and 2,194 square feet under the roof. The home will include a two-car garage, entry porch, and a six foot high concrete block wall around the rear yard. An optional covered patio is available for the new homeowner. The front yard landscape includes decomposed granite, shrubs, and a tree.

## **DISCUSSION**

Planning Staff supports the request finding the proposed single-family home is compatible with the existing neighborhood and is a viable solution to a small infill site. The South Arizona

August 15, 2013

Avenue Corridor Area Plan promotes this type of infill project that not only maximizes a property's viability, but maintains compatibility with the existing adjacent uses. The home will be setback around 30 feet from the paved street which would create a slightly staggered alignment with existing homes to create a more visually appealing street face.

#### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on June 26, 2013. No one other than the applicant attended.
- At the time of this writing, Planning Staff has received no phone calls or letters in opposition to this request.

#### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

In Favor: 6    Opposed: 0    Absent: 1 (Baron)

#### **RECOMMENDED ACTIONS**

##### **Rezoning**

Planning Commission and Planning Staff, upon finding consistency with the General Plan and the South Arizona Avenue Corridor Area Plan, recommend approval of DVR13-0015 HABITAT FOR HUMANITY, rezoning from Multiple Family Residential District (MF-2) to Planned Area Development (PAD), subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Habitat for Humanity Central Arizona" and kept on file in the City of Chandler Planning Division, in File No. DVR13-0015, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner.

##### **Preliminary Development Plan**

Planning Commission and Planning Staff, upon finding consistency with the General Plan and the South Arizona Avenue Corridor Area Plan, recommend approval of DVR13-0015 HABITAT FOR HUMANITY, Preliminary Development Plan request, subject to the following condition:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Habitat for Humanity Central Arizona", kept on file in the City of Chandler Planning Division, in File No. DVR13-0015, except as modified by condition herein.

August 15, 2013

**PROPOSED MOTIONS**

**Rezoning**

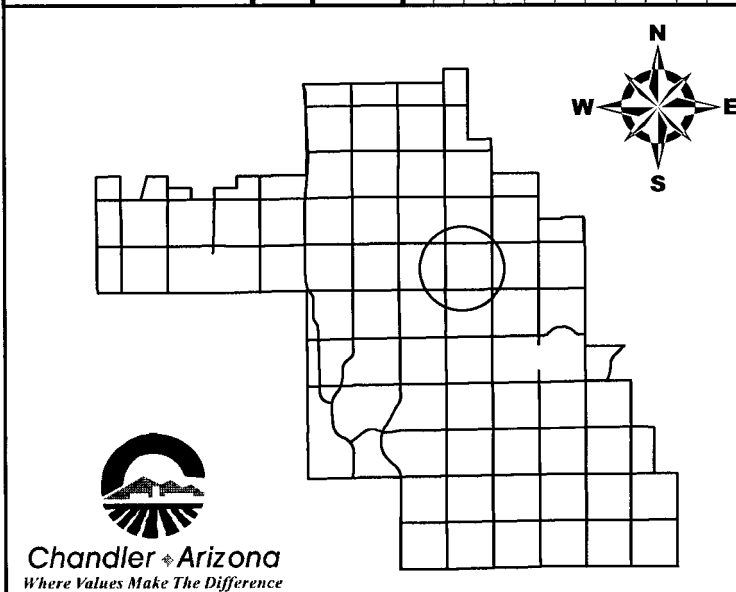
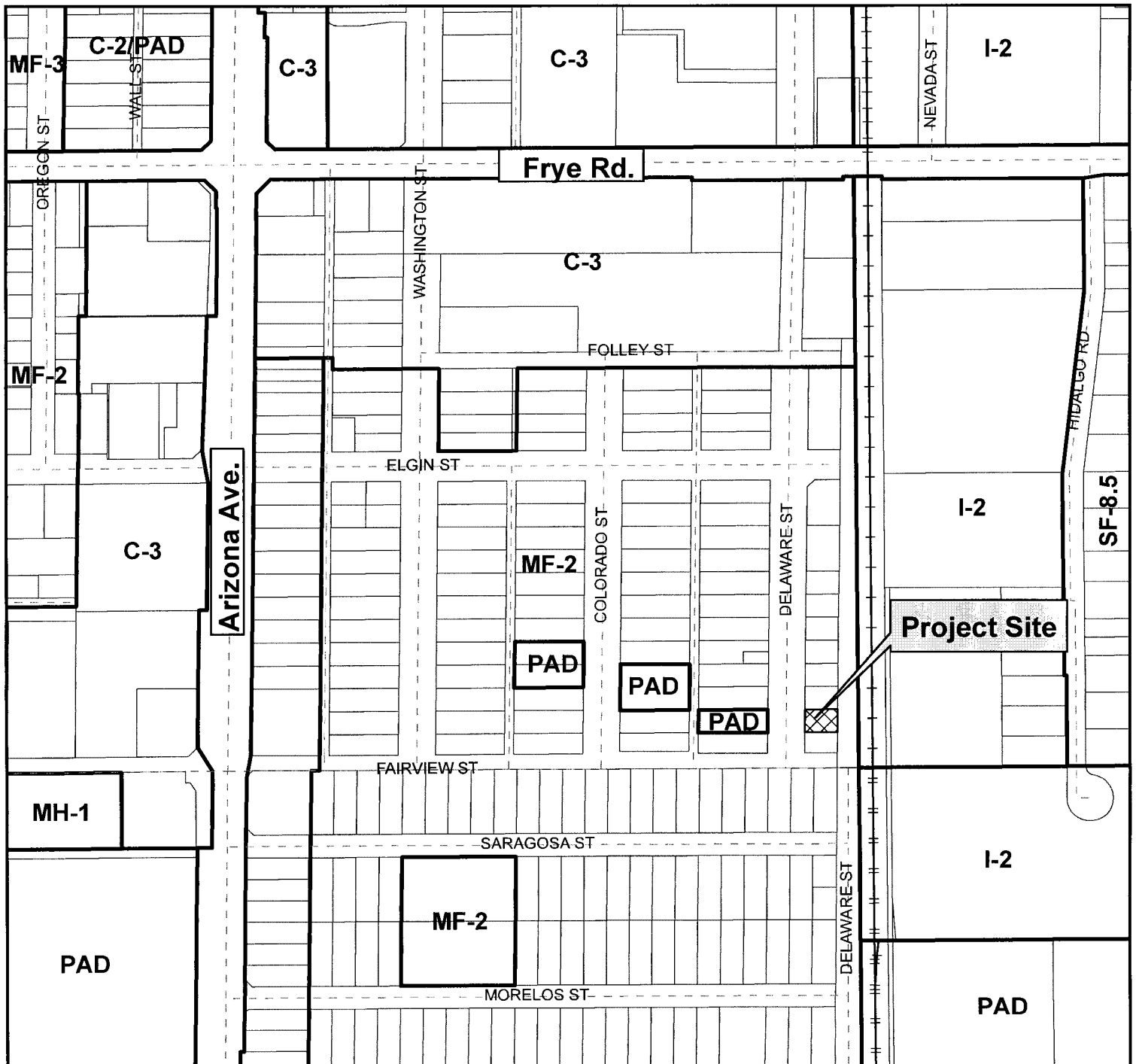
Move to introduce and tentatively adopt Ordinance No. 4472 approving Rezoning request, DVR13-0015 HABITAT FOR HUMANITY, from MF-2 to PAD, subject to the conditions as recommended by Planning Commission and Planning Staff.

**Preliminary Development Plan**

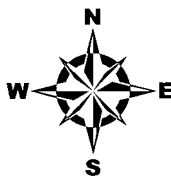
Move to approve Preliminary Development Plan request, DVR13-0015 HABITAT FOR HUMANITY, for a single-family residence, subject to the conditions as recommended by Planning Commission and Planning Staff.

**Attachments**

1. Vicinity Maps
2. Site/Plot Plan
3. Building Elevations
4. Ordinance 4472
5. Exhibit A, Development Booklet



Chandler ♦ Arizona  
Where Values Make The Difference



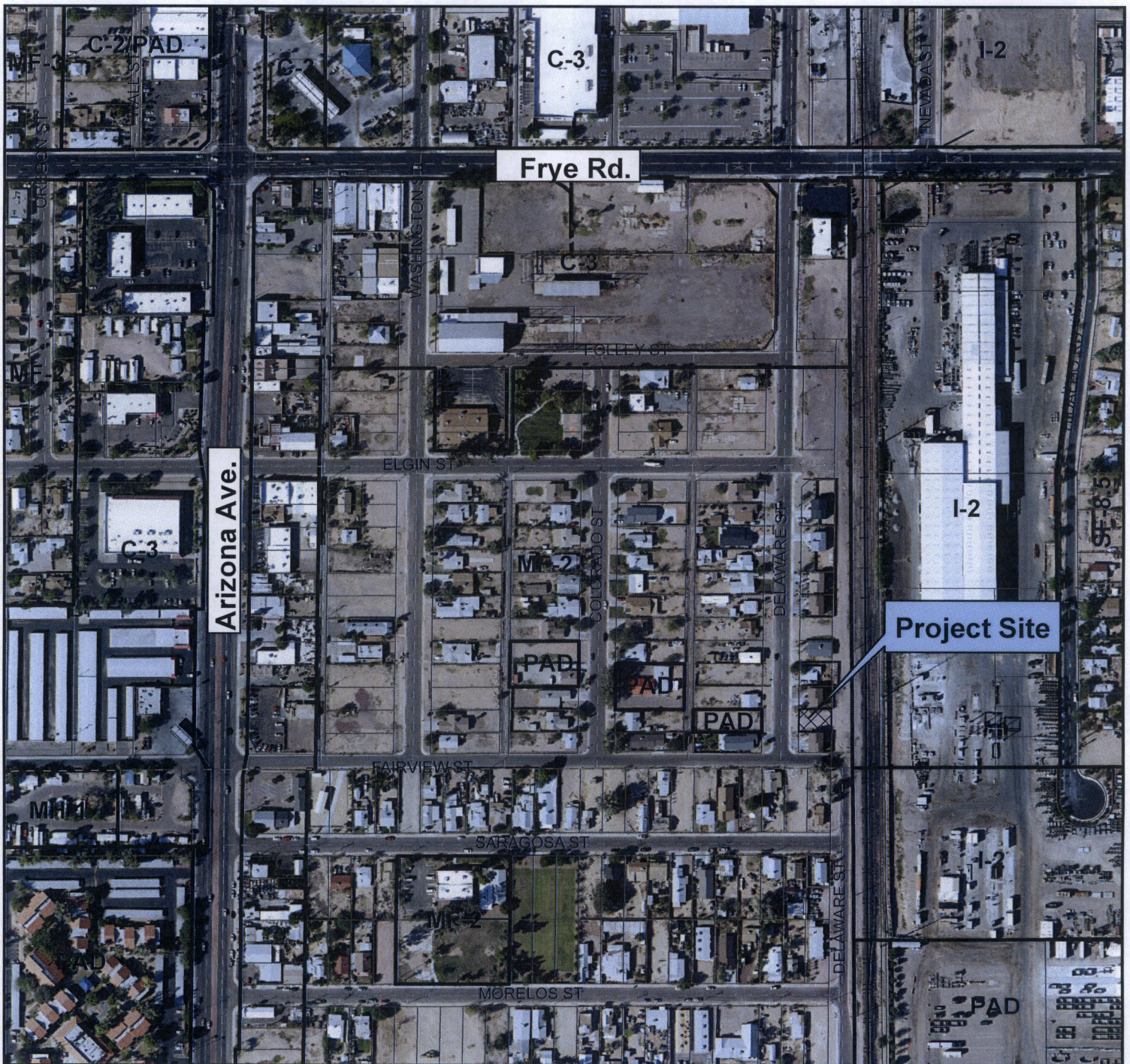
## Vicinity Map



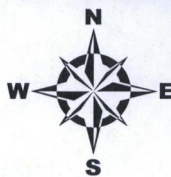
DVR13-0015

Habitat For Humanity





## Vicinity Map



DVR13-0015

Habitat For Humanity



Chandler ♦ Arizona  
Where Values Make The Difference

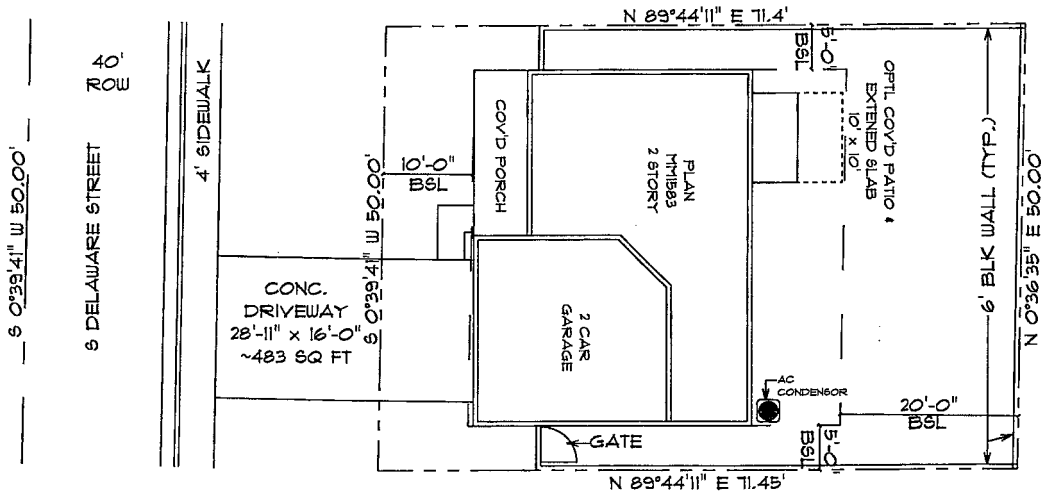
CITY OF CHANDLER 5/3/2013



# PLOT PLAN

CURRENT ZONING: MF-2  
REQUESTED SETBACKS:  
FRONT: 10'-0"  
SIDES: 5'-0"  
REAR: 10'-0"

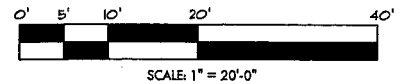
EXISTING SETBACKS:  
FRONT: 30'-0"  
SIDES: 5'-0"  
REAR: 10'-0"



## BUILDING AREA

1ST FLOOR: 629 SQ FT  
2ND FLOOR: 954 SQ FT  
LIVABLE: 1,583 SQ FT

GARAGE: 422 SQ FT  
STORAGE: 12 SQ FT  
ENTRY PORCH: 117 SQ FT  
TOTAL UNDER ROOF: 2,194 SQ FT  
OPTIONAL COV'D PATIO: 100 SQ FT  
BUILDING FOOTPRINT 40'-0" X 31'-0"



HABITAT FOR HUMANITY  
CENTRAL ARIZONA  
9133 NW GRAND AVENUE SUITE 1  
PEORIA, ARIZONA 85345  
OFFICE (623)583-2417  
FAX (623)583-2705  
ROC 251891

CONTACT:  
JAMIE MACFARLANE  
OFFICE (623)583-2417 X 120  
CELL (623)243-0342  
FAX (623)583-2705  
JAMIE@HABITATCAZ.ORG

## Dobson Add Survey PT BLK B SUBDIVISION

CHANDLER, ARIZONA

DATE: APRIL 17, 2013

LOT NUMBER: 2

ADDRESS: 489 S DELAWARE ST, CHANDLER, AZ 85225

PARCEL NUMBER: 303-18-108

LOT SQUARE FOOTAGE: 3,554 SQ FT LOT COVERAGE: 35%

HOUSE PLAN: MM1583

ELEVATION: A

ZONING: MF-2

**CD200KS**  
DRAWINGS PREPARED BY  
PHOENIX, ARIZONA  
(602) 947-9205

REVISION / DATE  
1-12 PERA REV

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED FOR THE CITY OF PHOENIX, ARIZONA  
OFFICE: 405 W. GRAND AVENUE, PHOENIX, AZ 85045  
PHONE: 602-947-9205 FAX: 602-947-9205

DATE: 4-25-12  
BY: JACOB  
PROJECT: 1583

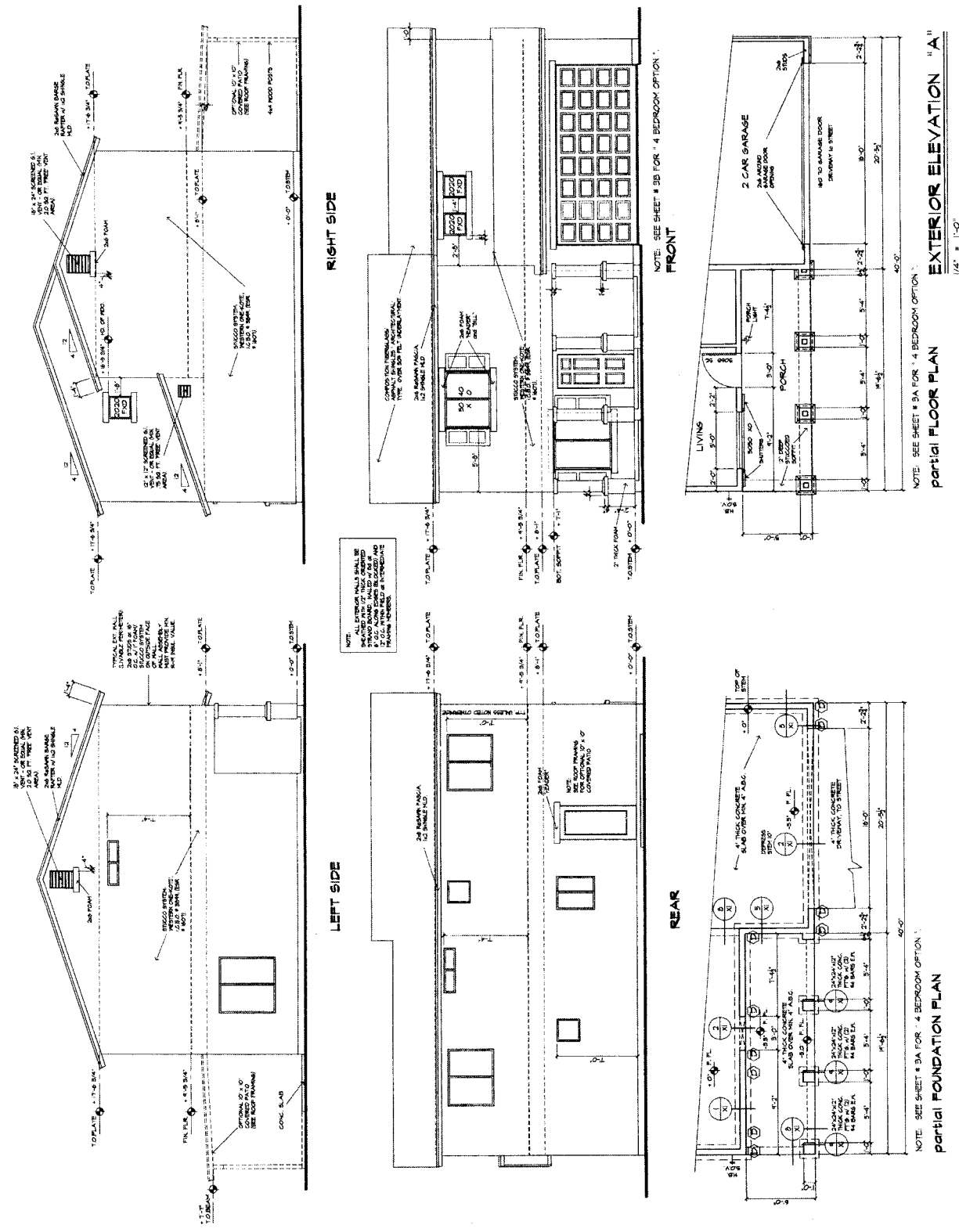
PLAN  
MM 1583

SHEET  
A1

EXTERIOR ELEV. = 1/4" = 1'-0"

EXTERIOR VIEWS  
Partial 2nd Floor Plan  
Partial Foundation Plan

DATE: 4-25-12  
BY: JACOB  
PROJECT: 1583



NOTE: SEE SHEET # 3A FOR 4 BEDROOM OPTION

partial FLOOR PLAN

NOTE: SEE SHEET # 3B FOR 4 BEDROOM OPTION

partial FOUNDATION PLAN



DRAWINGS PREPARED BY: <b>CD200KS</b> PROJECT NO: <b>6021 047-0205</b> PROJECT NAME: <b>PROXIMA, ARIZONA</b>		DATE: <b>11-11-2011</b> BY: <b>MM 1583</b> CHECKED: <b>4-20-11</b>		EXTERIOR ELEV. "B" PARTIAL FOUNDATION PARTIAL AND FLOOR PLAN EXTERIOR VIEWS	
REVISION / DATE THIS DRAWING REV		PROJECT LOCATION CITY OF PROXIMA, ARIZONA		PROJECT NO: <b>6021 047-0205</b> OFFICE: <b>602-958-5147 FAX: 602-958-5105</b> 905 NM SAND AVENUE PROXIMA AZ 85845	
SCALE: <b>1/8" = 1'-0"</b> DRAWN BY: <b>MM 1583</b> CHECKED BY: <b>MM 1583</b> DATE: <b>11-11-2011</b>				 Valley of the Sun GREEN IMPROVEMENT FOR ALL	

## **ORDINANCE NO. 4472**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM MF-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) TO PAD (PLANNED AREA DEVELOPMENT) FOR ONE SINGLE-FAMILY RESIDENCE (DVR13-0015 HABITAT FOR HUMANITY) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

### **SECTION I. Legal Description of Property:**

That portion of Block B, DOBSON ADDITION, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 36 of Maps, Page 18, described as follows:

BEGINNING at a point 95.33 feet North of the Southeast corner of Block B;  
Thence Westerly to a point 95.28 feet North of the Southwest corner of Block B;  
Thence South 50 feet;  
Thence East to the East line of Block B;  
Thence North to the POINT OF BEGINNING.

NOTE: Said land is also known as Lot 2, Block B, of Map of Survey of Block "B" Dobson Addition, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 46 of Maps, Page 35.

Said parcel is hereby rezoned from MF-2 (Multiple Family Residential District) to PAD (Planned Area Development) for a single-family residence, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Habitat for Humanity Central Arizona" and kept on file in the City of Chandler Planning Division, in File No. DVR13-0015, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Transportation & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Maricopa County, Arizona, this \_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST:

---

CITY CLERK

---

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this \_\_\_\_ day  
of \_\_\_\_\_, 2013.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4472 was duly passed and  
adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the  
\_\_\_\_ day of \_\_\_\_\_, 2013, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY *64B*

PUBLISHED: